

Proposed 75,000 SF Sprouts Anchored Center

THE PLAZA AT MENIFEE TOWN CENTER

SWQ Newport Rd and Town Center Dr, Menifee, CA



Features

- Proposed 75,000 SF +/- Sprouts Anchored center
- Proposed co-tenant: Olive Garden - committee-approved lease-out
- Jr Anchor space of 15,000 SF available
- Shop space from 1,000 sf and up
- Strategically located in the heart of the strong Menifee retail area
- Proposed Krikorian theater next door to the site

Tenants in the Immediate Trade Area:



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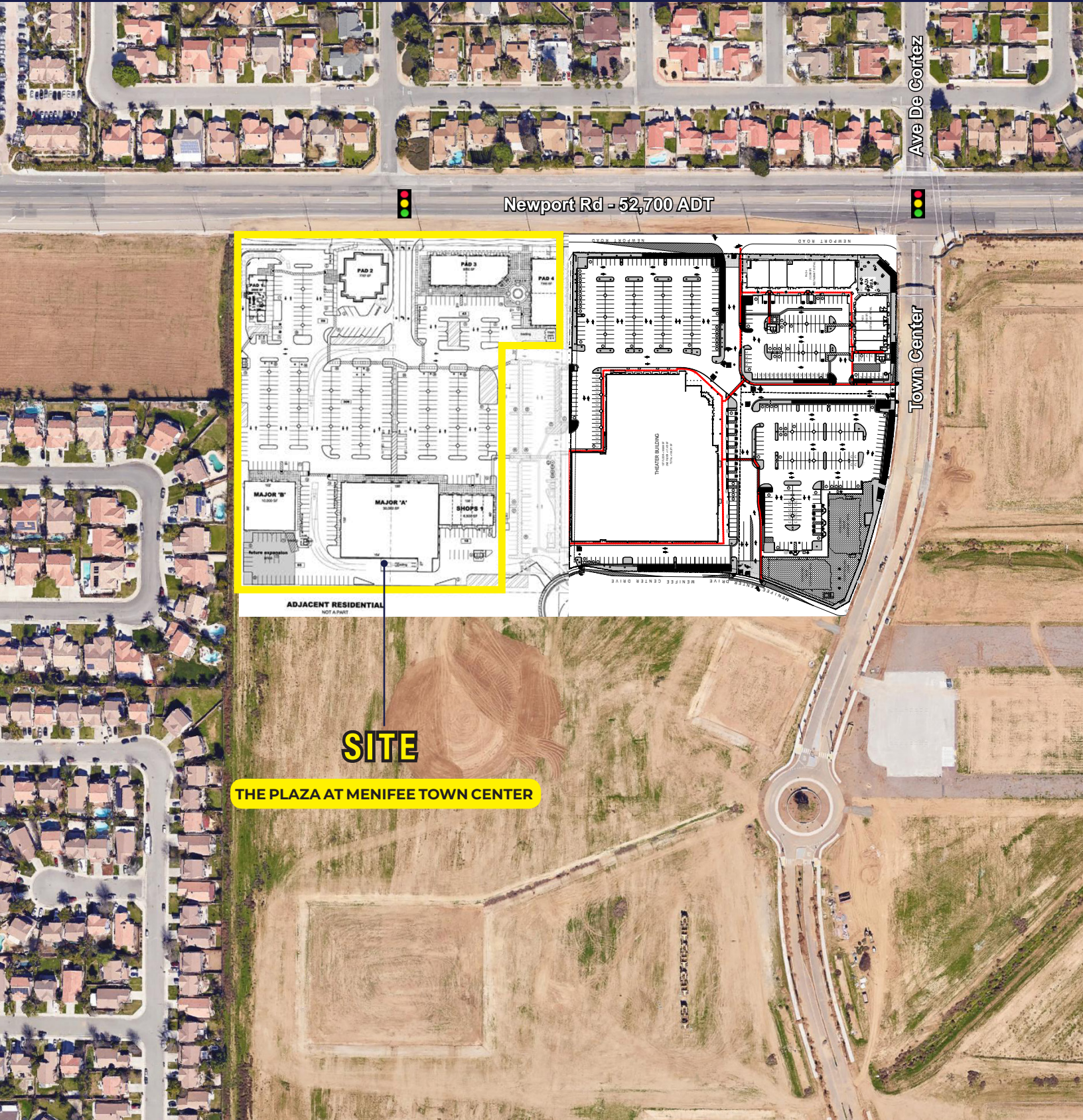
SWQ Newport Rd and Town Center Dr, Menifee, CA



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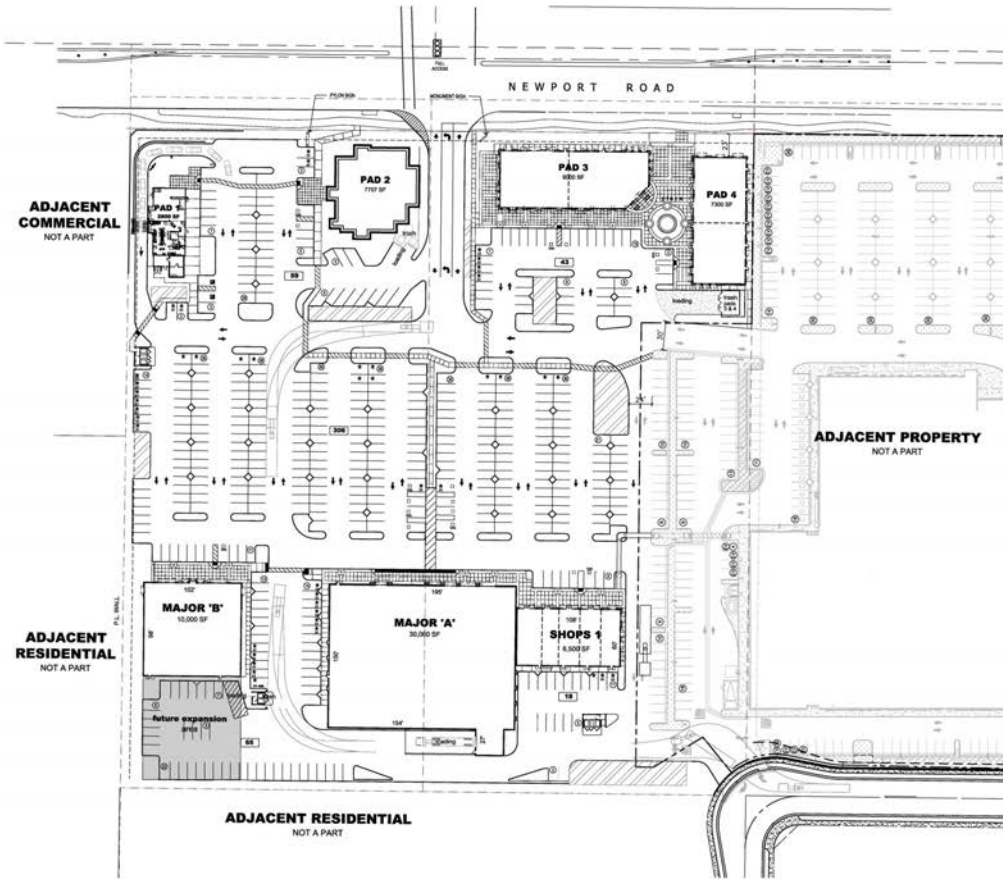
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SITE PLAN SUMMARY

ADDRESS: Menifee Town Center (SW Corner Newport Rd & Town Center Plwy)
 ASSESSOR'S PARCEL NUMBER: 384,260 S.F. 5.14 AC

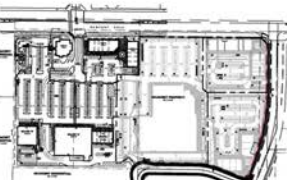
LAND AREA (SQUARE FEET)	COMMERCIAL
LAND AREA (SQUARE FEET)	384,260 S.F. 5.14 AC
BUILDING AREA	73,357 S.F.
MAJOR 'A'	30,000 S.F.
MAJOR 'B'	10,000 S.F.
PAD 1	2,800 S.F.
PAD 2	7,700 S.F.
PAD 3	9,300 S.F.
PAD 4	7,200 S.F.
SHOPS 1	8,000 S.F.
TOTAL PROPOSED BUILDING AREA	73,357 S.F.
FAR (FLOOR AREA RATIO)	18
CONSTRUCTION TYPE	V-B
OCCUPANCE	A-2(MB)-3
PARKING TABULATIONS	REQUIRED PROVIDED
RETAIL (40,000 S.F. @ 4/1000)	160 SPACES 160 SPACES
RESTAURANT (23,357 S.F. @ 10/1000)	334 SPACES 331 SPACES
TOTALS	494 SPACES 491 SPACES
ACCESSIBLE PARKING (2%)	11 SPACES 18 SPACES
VAN ACCESSIBLE (1%)	4 SPACES 8 SPACES

* = DESIGNATED PARKING (CLEAN AIR/VAN/POOLEY) 8% = 40 REQ'D (40 PROVIDED)
 # = EV CAPABLE 8% = 39 (39 PROVIDED)
 # = (1 VAR. 1 STANDARD, 1 ALTERNATIVE)

- = LANDSCAPE AREA
- ⊠ = TRANSFORMER
- ▨ = WATER QUALITY BASIN - SEE GRADING/DRAINAGE



VICINITY MAP



KEY PLAN

NOTE: THIS PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE FOR ADDITIONAL INFORMATION

SITE PLAN



CENTER POINTE SHOPPING CENTER

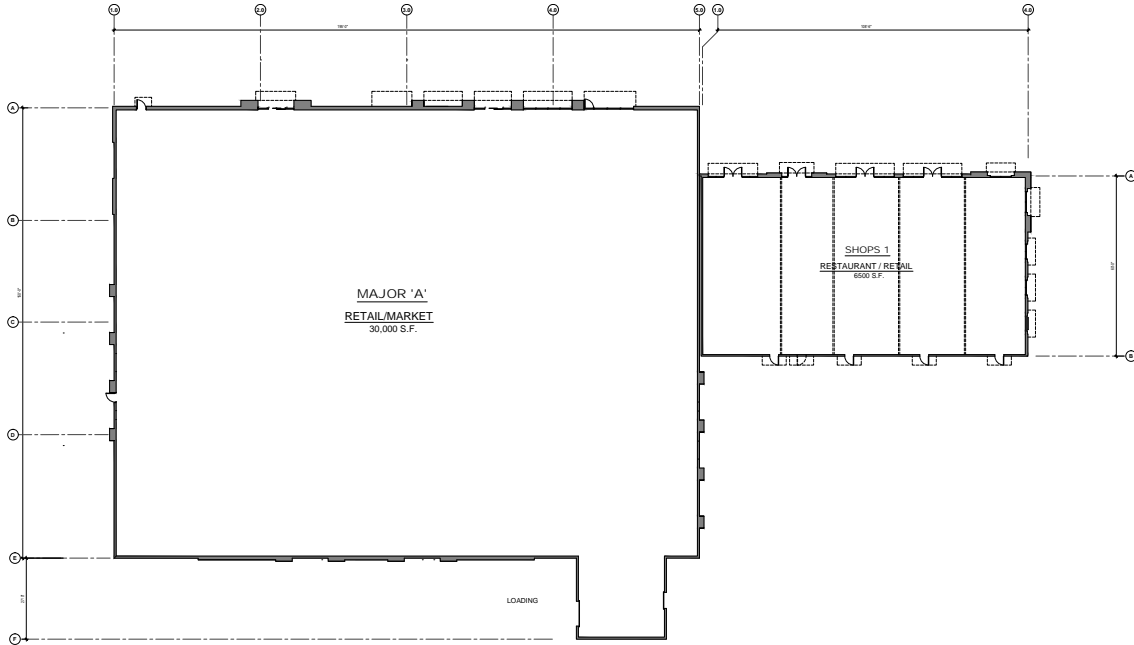
MENIFEE, CALIFORNIA
 APR 29, 2019

SA
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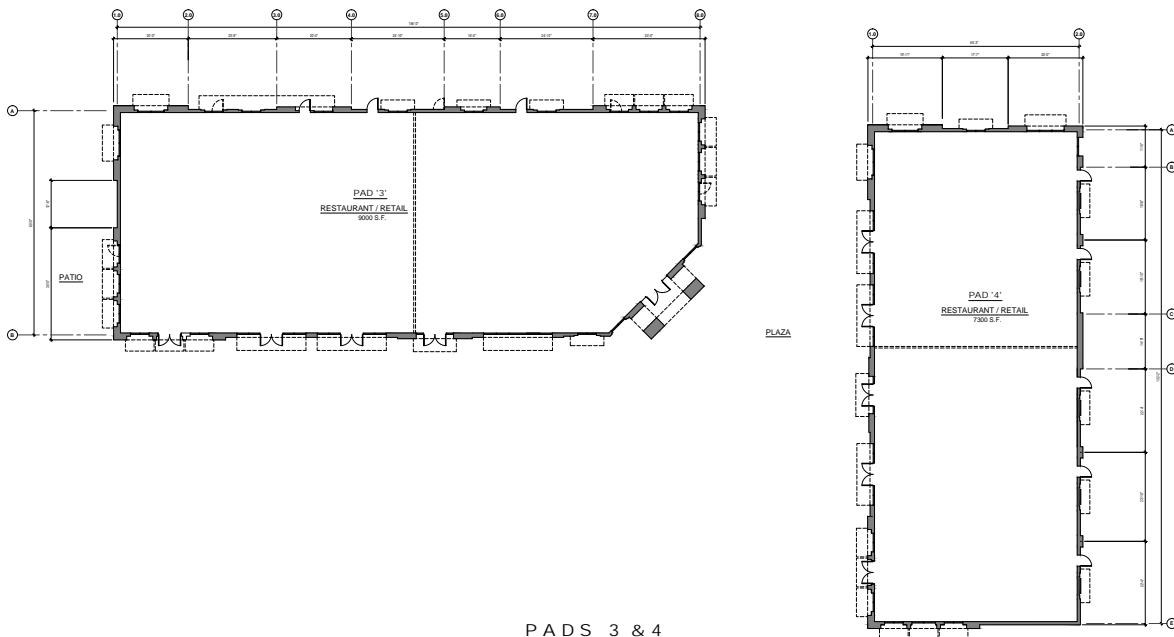
TOURMALINE CAPITAL
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MAJOR 'A' & SHOPS 1
FLOOR PLANS



PADS 3 & 4
FLOOR PLANS



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Expanded Demographic Profile

ESTIMATED 2018 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Newport Rd & Haun Rd, Menifee, California, 92584

POPULATION

	1 mile	3 miles	5 miles
Total Population	10,163	70,381	125,931
Projected Population (2022)	10,903	78,045	139,231

HOUSING

Total Households	3,893	24,770	41,986
Projected Total Households (2022)	4,141	27,133	45,899

INCOME

Median Household Income	\$59,539	\$61,931	\$65,656
Average Household Income	\$70,870	\$80,925	\$84,458
Per Capita Income	\$26,070	\$28,257	\$28,184
Median Disposable Income	\$50,229	\$51,538	\$53,635
Average Disposable Income	\$57,832	\$63,161	\$65,610

DAYTIME DEMOS

Total Daytime Population	11,416	53,260	92,773
Daytime Population Workers	5,365	11,748	19,366
Daytime Population Residents	6,051	41,512	73,407

RACE & ETHNICITY

White	7,446 73.27%	47,575 67.60%	84,476 67.08%
Black or African American	506 4.98%	4,316 6.13%	6,945 5.51%
American Indian & Alaska Native Population	53 0.52%	561 0.80%	1,030 0.82%
Asian Population	465 4.58%	4,538 6.45%	7,556 6.00%
Pacific Islander Population	31 0.31%	321 0.46%	535 0.42%
Other Race Population	1,089 10.72%	8,943 12.71%	18,228 14.47%
Population of Two or More Races	573 5.64%	4,126 5.86%	7,161 5.69%
Hispanic Population	3,242 31.90%	24,422 34.70%	46,976 37.30%
Non-Hispanic Population	6,921 68.10%	45,959 65.30%	78,955 62.70%

EDUCATION

Bachelor's Degree	921 12.80%	6,316 13.04%	11,397 13.47%
Graduate/Professional Degree	428 5.95%	3,682 7.60%	6,116 7.23%

AGE

Median Age	41.6	39.0	37.2
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